

AGENDA
FLATHEAD COUNTY BOARD OF ADJUSTMENT
September 6, 2016

The Flathead County Board of Adjustment will meet on **Tuesday, September 6, 2016** beginning at 6:00 P.M. in the 2nd Floor Conference Room of the South Campus Building, 40 11th Street West, Kalispell, Montana 59901.

Please turn off all cellular telephones.

All decisions made by the Board of Adjustment are considered final actions. Interested parties are encouraged to attend the meeting to make their views or concerns known to the Board. **Written comments are strongly encouraged and should be received by the Flathead County Planning & Zoning Office, no later than 5:00 pm, September 6, 2016.**

The Agenda for the meeting will be:

- A. Call to order and roll call.**
- B. Approval of the August 2, 2016 minutes**
- C. Public comment on public matters that is within the jurisdiction of the Board (2-3-103 M.C.A.)**
- D. The Board will hold public hearings on the following agenda items. Following the public hearings, Board discussion, and the adoption of findings of fact, the Board may make a decision on the requests.**
 - 1. **FPAE-16-03 Lakeside Volunteer Fire Department-**A request by George Gibson on behalf of the Lakeside Volunteer Fire Department to construct an addition to the existing fire hall that will not meet the required rear setback of 20 feet. The architect gave notice to the Board of Adjustment of Flathead County that it intends to construct the addition that may be contrary to zoning regulations adopted by Flathead County as the property is zoned Spec_Com, (Special Commercial) in the Lakeside Zoning District. Pursuant to 76-2-402, MCA the board shall have no power to deny the proposed use but shall act only to allow a public forum for comment on the proposed use.
 - 2. **FCU-16-13 Steven & Julie Kruger-**A request from Steven & Julie Kruger, for a conditional use permit to establish a 'Bed and Breakfast Establishment' on property located within the Rural Whitefish Zoning District and zoned R-1 (*Suburban Residential*). The subject property is located at 2620 Big Mountain Road, northwest of Whitefish, MT and contains approximately 2.1 acres. The parcel can legally be described as Tract 4C in Section 11, Township 31 North, Range 22 West, P.M.M., Flathead County, Montana. **This agenda item is continued from the August 2, 2016 meeting, the public comment portion has been closed.**
 - 3. **FCU-16-12 Den Gar Properties, LLC-** A request from Eric Mulcahy of Sands Surveying, Inc., on behalf of Den Gar Properties, LLC, for a conditional use permit to build a 4500 square foot Tavern/Casino on property located within the Blanchard Lake Zoning District and zoned B-2 (*General Business*). The subject property is located at 1985 Hodgson Road near Whitefish and contains approximately 3.8 acres. The parcel can legally be described as Tract 2FB in Section 25, Township 30 North, Range 22 West, P.M.M., Flathead County, Montana. **This agenda item was postponed at the August 2, 2016 meeting.**
 - 4. **FCU-16-14 Jamie Lee-** A request from Jamie L. Lee, for a conditional use permit to establish a 'Home Occupation' on property located within the Highway 93 North Zoning District and zoned SAG-10 (*Suburban Agricultural*). The applicant is proposing to use a detached structure as a showroom for handmade jewelry. The subject property is located at 120 Highland Drive, north of Kalispell and east of Highway 93, and contains approximately 4.8 acres. The parcel can legally be described as Tract 4EE in L 1 in Section 18, Township 29 North, Range 21 West, P.M.M., Flathead County, Montana.
- E. Old Business**
- F. New Business**
- G. Adjournment**

08/17/16

Information and documents pertaining to the above requests are on file in the Flathead County Planning & Zoning Office, 1035 First Avenue, West, Kalispell, MT 59901, and may be reviewed during regular office hours, or you may call (406) 751-8200 for more information.

Persons with a disability may request a reasonable accommodation by contacting Elaine Nelson at the Flathead County Commissioner's Office at 758-5501 or TTY (800) 335-7592, or call Montana Relay at 711. Requests should be made as early as possible to allow time to arrange the accommodation.